051.0	0002	0004.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	757,300 /	757,300
					USE VALUE:	757,300 /	757,300
					ASSESSED:	757,300 /	757,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25	-27	MILL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARNEY JOHN A
Owner 2:	
Owner 3:	
Street 1:	98 RICHFIELD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CARNEY JOHN A/ TRUSTEE -
Owner 2:	25 -27 MILL STREET NOMINEE TR -
Street 1:	27 MILL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .127 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1890, having primarily Asbestos Exterior and 2628 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5523.000	388,300		369,000	757,300
Total Card	0.127	388,300		369,000	757,300
Total Parcel	0.127	388,300		369,000	757,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 288.17 | /Parcel: 288.17

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 35401

GIS Ref

GIS Ref

Insp Date 10/02/18

!4261!

PREVIOUS ASSESSMENT

Parcel ID: 051.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	388,300	0	5,523.	369,000	757,300		Year end	12/23/2021
2021	104	FV	367,700	0	5,523.	369,000	736,700		Year End Roll	12/10/2020
2020	104	FV	368,000	0	5,523.	369,000	737,000	737,000	Year End Roll	12/18/2019
2019	104	FV	332,600	0	5,523.	369,000	701,600	701,600	Year End Roll	1/3/2019
2018	104	FV	332,600	0	5,523.	247,700	580,300	580,300	Year End Roll	12/20/2017
2017	104	FV	311,800	0	5,523.	237,200	549,000	549,000	Year End Roll	1/3/2017
2016	104	FV	332,600	0	5,523.	216,100	548,700	548,700	Year End	1/4/2016
2015	104	FV	277,000	0	5,523.	173,900	450,900	450,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	00:16:48

LAST REV

Date	Time
11/12/19	14:10:38
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 4261

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARNEY JOHN A/	72561-490	1	5/6/2019	Family	800,000	No	No		
CARNEY FRANCES	39556-316		6/14/2003	Family	1	No	No		Francis Mary Carney dod 3/8/2019, John A Carn
	13419-354		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/1/2019	585	Inter Fi	5,000	C				
9/30/2008	1209	Redo Bat	2,000	C				
5/14/2001	284	Re-Roof	5,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2018	MEAS&NOTICE	PH	Patrick H
2/4/2009	Entry Denied	345	PATRIOT
10/25/2000	Hearing N/C	201	PATRIOT
1/25/2000	Inspected	263	PATRIOT
1/6/2000	Mailer Sent		
1/5/2000	Measured	277	PATRIOT
7/27/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	35401
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5523		Sq. Ft.	Site		0	70.	0.95	11			Heavy T	-10					368,986						369,000	

Total AC/HA:	0.12679	Total SF/SM:	5523	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	368,986	Spl Credit		Total:	369,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:	19 - Texture 111	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	150.00
Size Adj.:	1.08388424
Const Adj.:	0.94104046
Adj $ / SQ:	152.997
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	562791
Depreciation:	174465
Depreciated Total:	388326

COMMENTS

2 TOILETS IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	M

Totals		
2	10	4

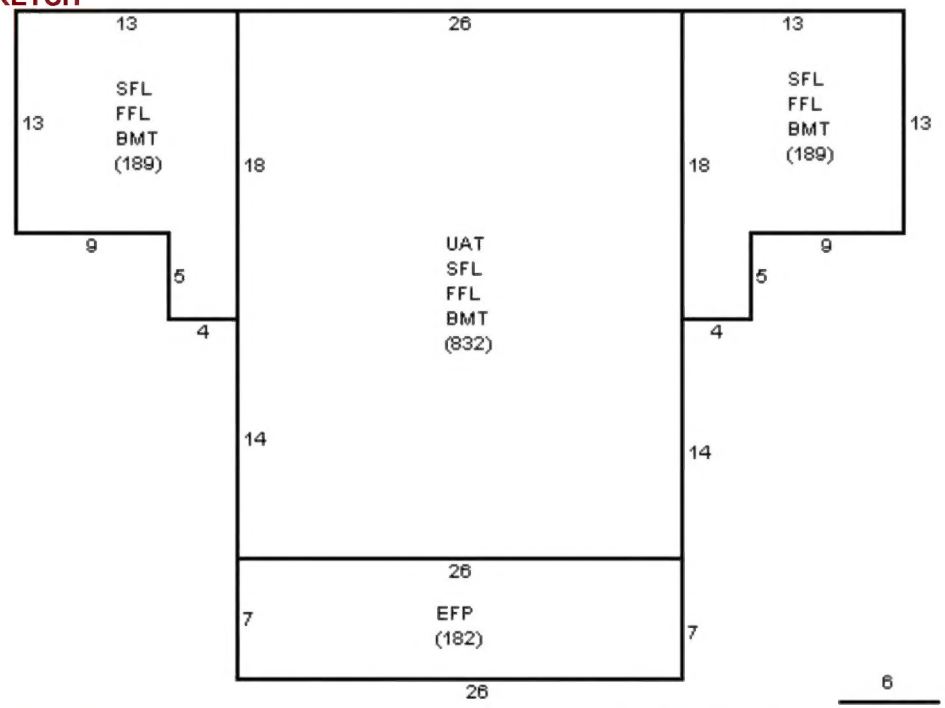
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	153.00
Special Features:	0	Val/Su Net:	96.59
Final Total:	388300	Val/Su SzAd	160.45

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,210	45.900	55,538
FFL	First Floor	1,210	153.000	185,126
SFL	Second Floor	1,210	153.000	185,126
UAT	Upper Attic	208	107.100	22,276
EFP	Enclos Porch	182	39.700	7,225

Net Sketched Area:	4,020			Total:	455,291
Size Ad	2420	Gross Area	4644	FinArea	2628

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

051.0-0002-0004.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	